



AGENDA ITEM # 9C

AGENDA ITEM EXECUTIVE SUMMARY

Village Board Meeting

July 22, 2019

Item Title: Noah Properties - Saturday Work Hour Request

Staff Contact: Patrick N. Watkins, Community Development Director

VILLAGE BOARD ACTION

Adopt a resolution granting Noah Properties approval to perform work through October of 2019 on the site at 730-840 E. Irving Park Road between the hours of 8:00am and 3:00pm on Saturdays.

Executive Summary:

Attached is a request from Noah Properties to work on Saturdays between the hours of 8:00am to 3:00pm. They are attempting to complete the units in the fall in order to start leasing prior to the holidays. If they miss the fall, leasing historically stays slow until the spring.

Implications:

Is this item budgeted? NA

Any other implications to be considered? There are financing implications for the developer if the project goes beyond the fall for buildout.

Attachments:

Letter from Noah Property requesting extended work hours

RESOLUTION NO. 2019-

**A RESOLUTION GRANTING NOAH PROPERTIES APPROVAL TO PERFORM
WORK THROUGH OCTOBER OF 2019 ON THE SITE AT 730 – 840 E. IRVING PARK
ROAD BETWEEN THE HOURS OF 8:00AM – 3:00PM ON SATURDAYS**

WHEREAS, Noah Properties is the developer of the 72 units being constructed on 730 – 840 E. Irving Park Road; and

WHEREAS, Noah Properties has requested approval to work on Saturdays between the hours of 8:00am and 3:00pm; and

WHEREAS, the project is expected to be lengthy and working on Saturdays would help complete the project quicker, thereby reducing inconvenience to residents in the immediate area; and

WHEREAS, Chapter 11.2 (10) of the Village's Municipal Code prohibits construction on a public or private improvement outside of 7:00 am to 6:00 pm Monday through Friday; and

WHEREAS, the Village's Municipal Code permits the Village Board to extend these hours upon formal application by the party of interest.

NOW, THEREFORE, be it resolved by the Mayor and Board of Trustees of the Village of Roselle, DuPage and Cook Counties, Illinois, that the Mayor and Village Board hereby authorizes Noah Properties to work on Saturdays in accordance with the following:

1. This extension limits construction to occur between the hours of 8:00 am until 3:00 pm on Saturdays through the month of October.
2. Any modification of these permitted Saturday hours will require further Village Board approval.
3. The Mayor and the Board of Trustees shall maintain the ability to reinstate original works hours and all other terms of the existing contract between Noah Properties and the Village of Roselle should they deem it in the best interests of the Village.

ADOPTED this 22th day of July, 2019

AYES:

NAYS:

ABSTAIN:

ABSENT:

Andrew J. Maglio, Mayor

ATTEST:

Patricia Burns, Village Clerk

Patrick Watkins
Village of Roselle

July 16th, 2019

Patrick,

Noah Properties, the developer who is erecting 72 units on Irving Park, is requesting permission to do work on Saturdays from 8am to 3pm through October 2019. It's imperative that we have the ability to work 6 days a week in order to meet our deadlines. Our goal is to complete these buildings as soon as possible in order to meet the rental demand before the holidays and the dead of winter. Please consider granting this request.

Thank you

A handwritten signature in black ink, appearing to read 'Ray Casali'. The signature is stylized with a large, sweeping 'R' and 'C'.

Ray Casali
Noah Properties
312-671-0777